HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: March 2017

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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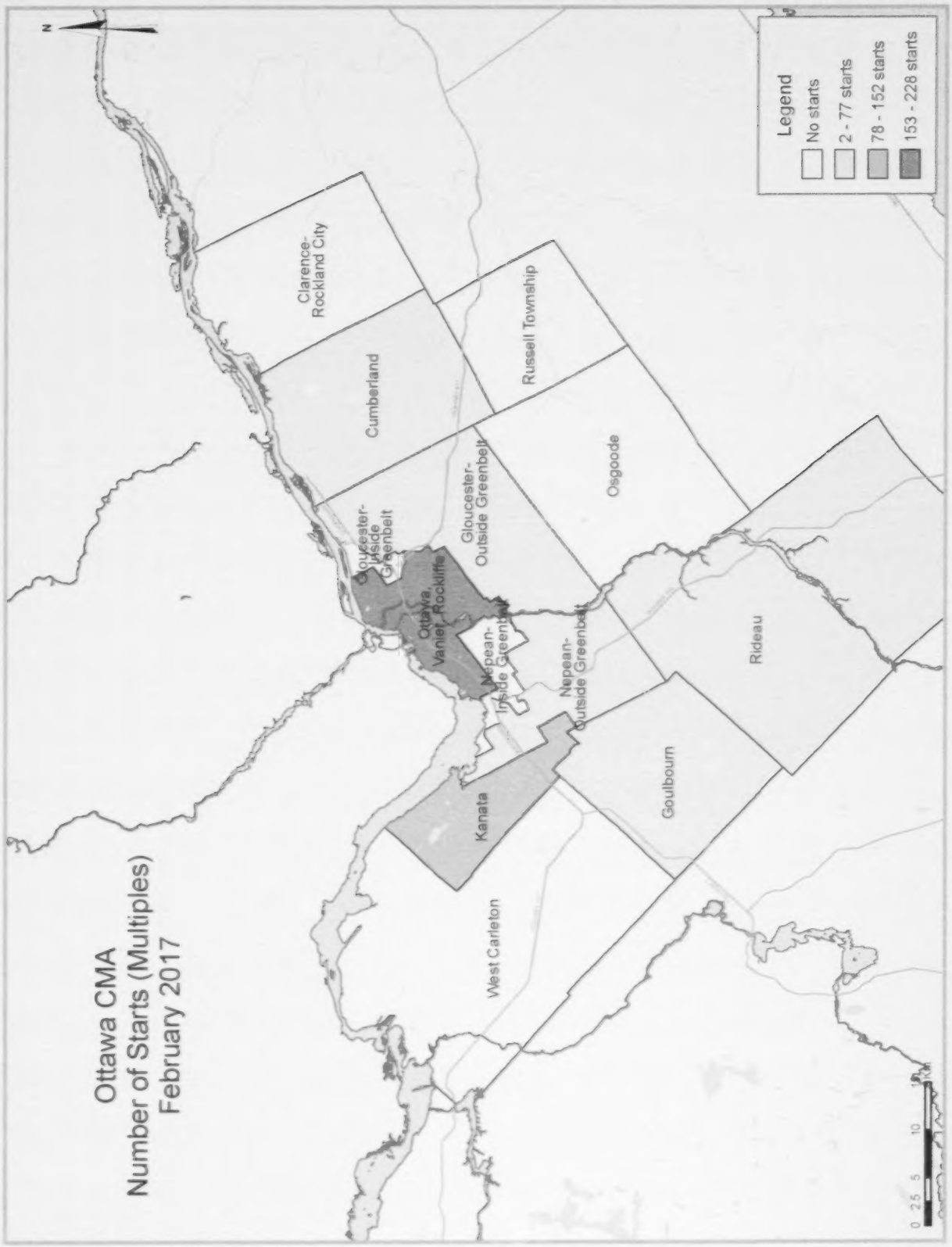
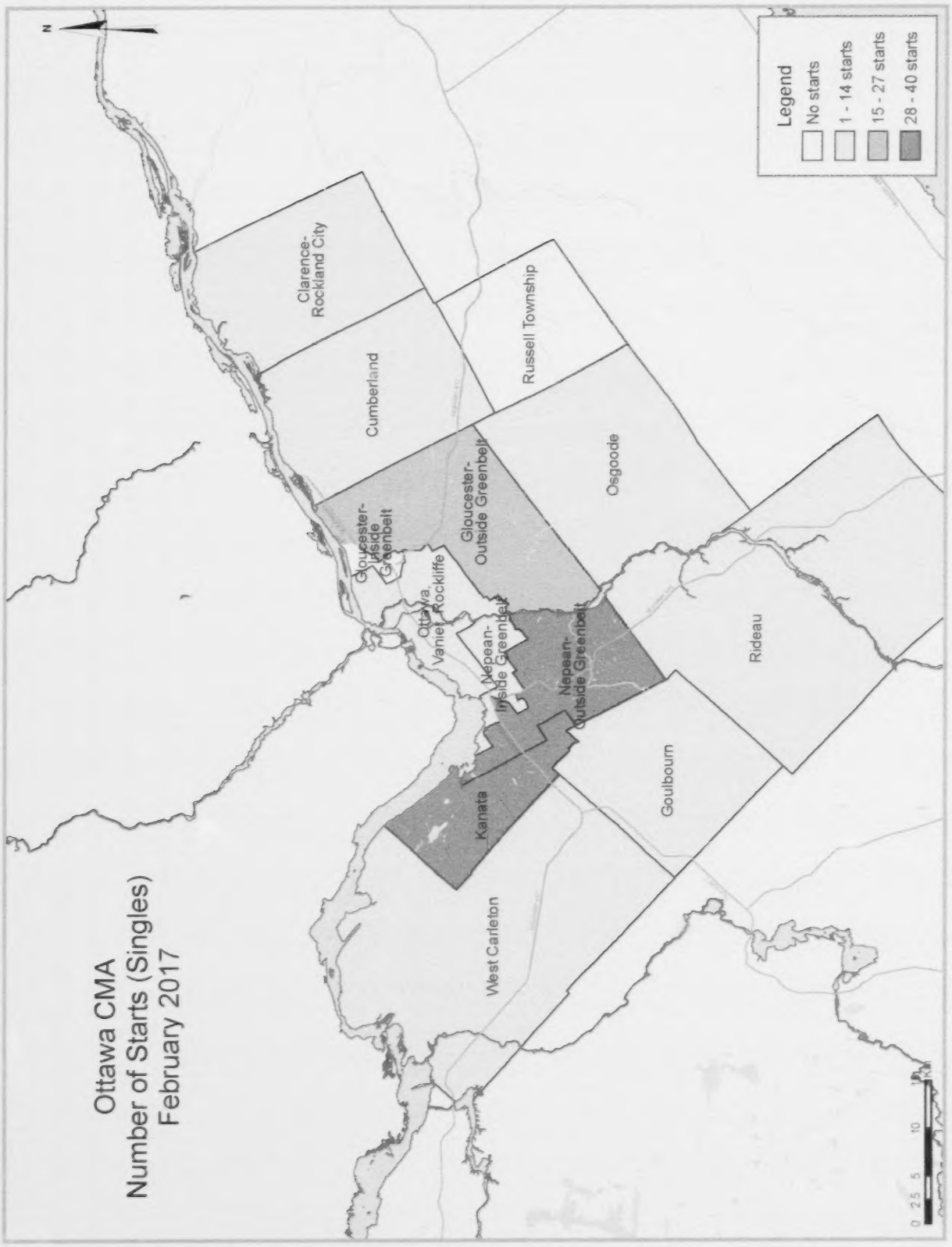
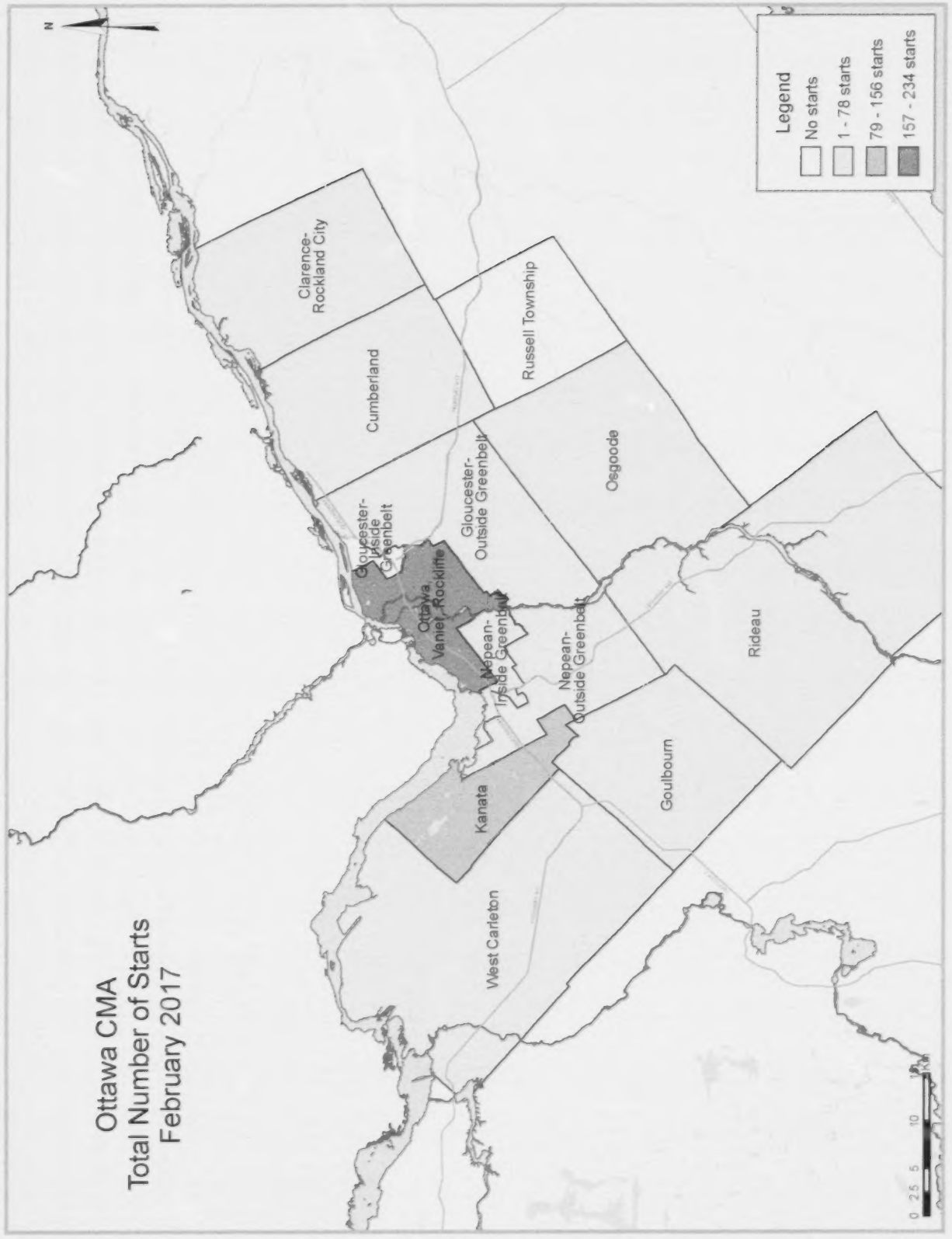
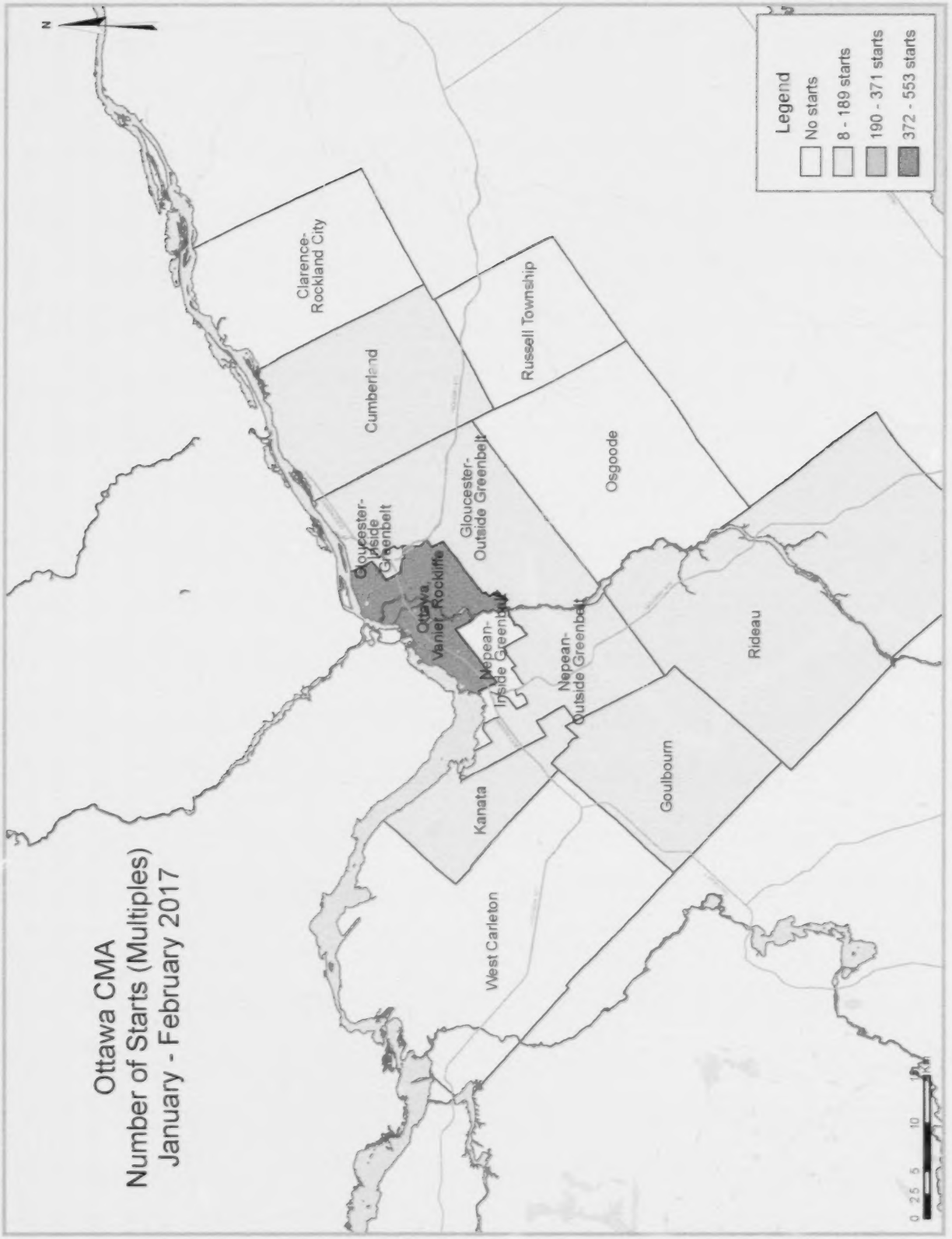
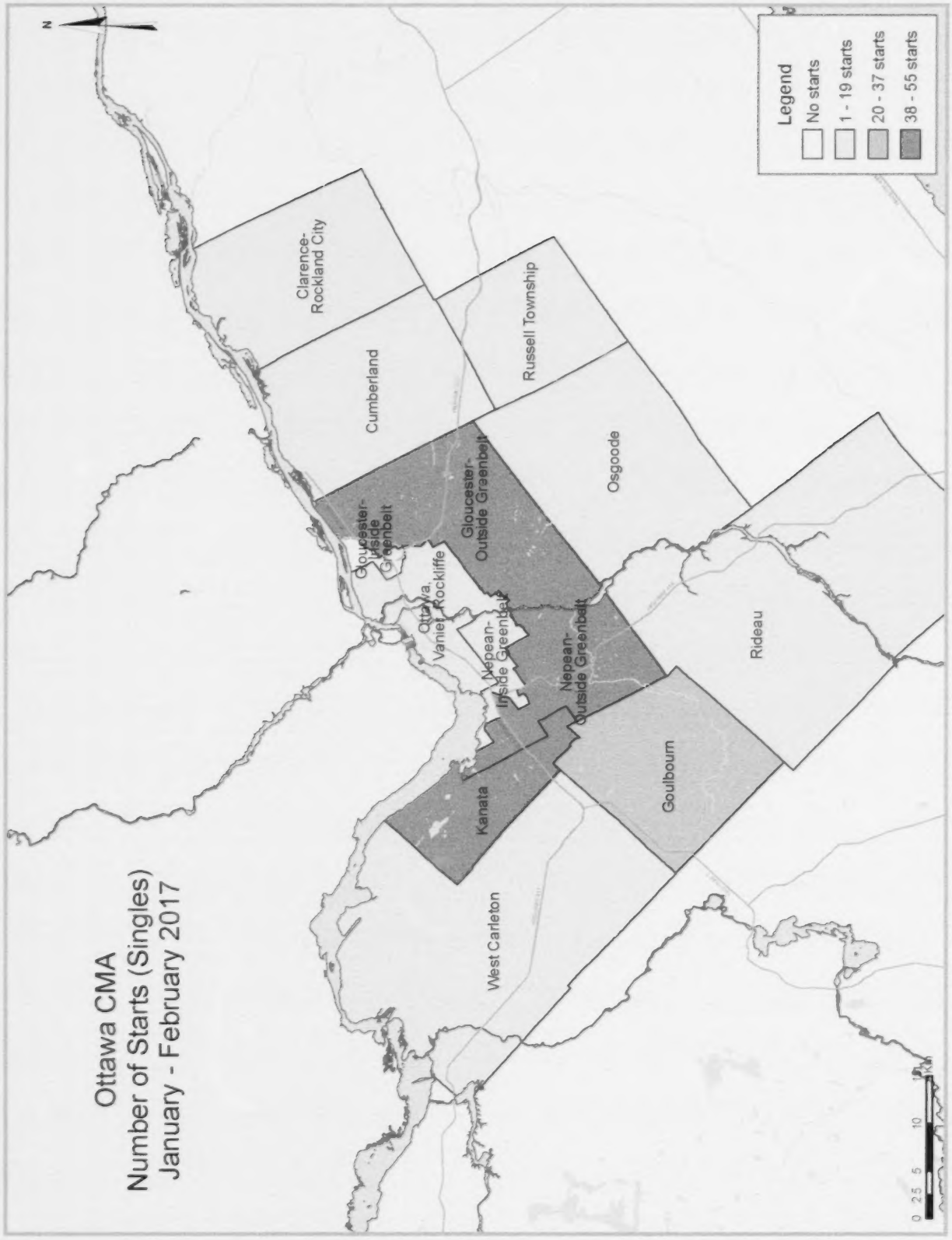
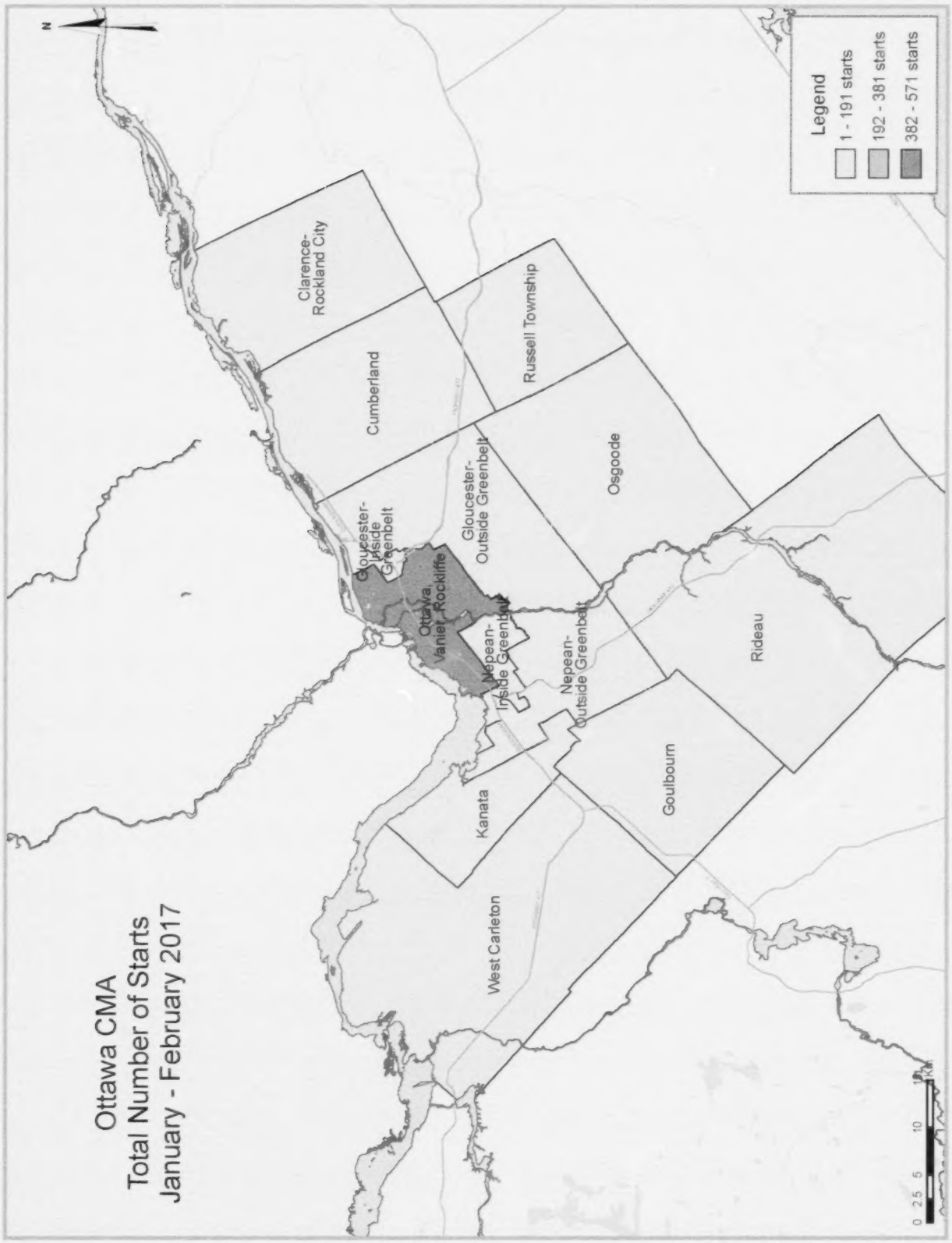

Ottawa CMA
Number of Starts (Multiples)
February 2017
Legend
No starts
2 - 77 starts
78 - 152 starts
153 - 228 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Singles)
February 2017
N
Legend
No starts
1 - 14 starts
15 - 27 starts
28 - 40 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2.5 5 10


Ottawa CMA
Total Number of Starts
February 2017
Legend
No starts
1 - 78 starts
79 - 156 starts
157 - 234 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - February 2017
N
Legend
No starts
8 - 189 starts
190 - 371 starts
372 - 553 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Number of Starts (Singles)
January - February 2017
N
Legend
No starts
1 - 19 starts
20 - 37 starts
38 - 55 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - February 2017
N
Legend
1 - 191 starts
192 - 381 starts
382 - 571 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2017		
Ottawa CMA[1]	January 2017	February 2017
Trend[2]	6,583	7,138
SAAR	7,967	8,978
	February 2016	February 2017
Actual		
February - Single-Detached	54	126
February - Multiples	144	456
February - Total	198	582
January to February - Single-Detached	118	221
January to February - Multiples	425	922
January to February - Total	543	1,143

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	126	6	126	0	0	245	0	79	582
February 2016	54	10	91	0	0	28	6	9	198
% Change	133.3	-40.0	38.5	n/a	n/a	**	-100.0	**	193.9
Year-to-date 2017	221	26	213	0	0	577	2	104	1,143
Year-to-date 2016	118	22	129	0	12	212	6	44	543
% Change	87.3	18.2	65.1	n/a	-100.0	172.2	-66.7	136.4	110.5
UNDER CONSTRUCTION									
February 2017	1,274	178	1,315	0	36	1,939	91	990	5,823
February 2016	1,089	112	1,133	0	20	1,291	27	828	4,500
% Change	17.0	58.9	16.1	n/a	80.0	50.2	**	19.6	29.4
COMPLETIONS									
February 2017	113	8	72	0	0	0	0	12	205
February 2016	120	18	110	0	0	44	0	6	298
% Change	-5.8	-55.6	-34.5	n/a	n/a	-100.0	n/a	100.0	-31.2
Year-to-date 2017	238	30	278	0	0	24	10	26	606
Year-to-date 2016	342	24	182	0	0	409	4	12	973
% Change	-30.4	25.0	52.7	n/a	n/a	-94.1	150.0	116.7	-37.7
COMPLETED & NOT ABSORBED									
February 2017	119	30	145	0	8	467	n/a	n/a	769
February 2016	110	33	159	0	2	699	n/a	n/a	1,003
% Change	8.2	-9.1	-8.8	n/a	**	-33.2	n/a	n/a	-23.3
ABSORBED									
February 2017	116	16	85	0	1	20	n/a	n/a	238
February 2016	125	9	109	0	0	37	n/a	n/a	280
% Change	-7.2	77.8	-22.0	n/a	n/a	-45.9	n/a	n/a	-15.0
Year-to-date 2017	242	34	294	0	1	72	n/a	n/a	643
Year-to-date 2016	329	16	179	0	0	324	n/a	n/a	848
% Change	-26.4	112.5	64.2	n/a	n/a	-77.8	n/a	n/a	-24.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
February 2017	123	6	126	0	0	245	0	79	579
February 2016	47	10	91	0	0	0	6	9	163
Ottawa, Vanier, Rockcliffe									
February 2017	6	4	3	0	0	221	0	0	234
February 2016	3	8	0	0	0	0	6	9	26
Nepean inside greenbelt									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2017	40	0	17	0	0	0	0	0	57
February 2016	5	0	14	0	0	0	0	0	19
Gloucester inside greenbelt									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2017	19	0	23	0	0	0	0	0	42
February 2016	5	0	31	0	0	0	0	0	36
Kanata									
February 2017	31	0	0	0	0	0	0	79	110
February 2016	22	0	12	0	0	0	0	0	34
Cumberland									
February 2017	2	0	58	0	0	12	0	0	72
February 2016	3	0	34	0	0	0	0	0	37
Goulbourn									
February 2017	13	0	25	0	0	12	0	0	50
February 2016	5	2	0	0	0	0	0	0	7
West Carleton									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	2	0	0	0	0	0	0	0	2
Rideau									
February 2017	9	2	0	0	0	0	0	0	11
February 2016	1	0	0	0	0	0	0	0	1
Osgoode									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
February 2017	3	0	0	0	0	0	0	0	3
February 2016	6	0	0	0	0	0	0	0	6
Russell Township									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	1	0	0	0	0	28	0	0	29
Ottawa-Gatineau CMA (Ontario portion)									
February 2017	126	6	126	0	0	245	0	79	582
February 2016	54	10	91	0	0	28	6	9	198

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
February 2017	1,214	162	1,301	0	36	1,911	91	990	5,705
February 2016	1,045	108	1,124	0	20	1,263	27	808	4,395
Ottawa, Vanier, Rockcliffe									
February 2017	72	70	56	0	8	1,533	23	684	2,446
February 2016	72	60	32	0	0	848	27	755	1,794
Nepean inside greenbelt									
February 2017	22	0	0	0	0	60	0	0	82
February 2016	7	0	0	0	0	60	0	0	67
Nepean outside greenbelt									
February 2017	279	32	369	0	0	119	48	77	924
February 2016	195	24	324	0	0	150	0	0	693
Gloucester inside greenbelt									
February 2017	2	0	0	0	0	0	0	44	46
February 2016	2	0	0	0	0	0	0	22	24
Gloucester outside greenbelt									
February 2017	149	8	242	0	12	60	20	0	491
February 2016	118	4	242	0	20	38	0	28	450
Kanata									
February 2017	272	4	237	0	0	57	0	184	754
February 2016	350	2	265	0	0	91	0	0	708
Cumberland									
February 2017	111	10	223	0	16	34	0	0	394
February 2016	62	0	172	0	0	76	0	0	310
Goulbourn									
February 2017	116	14	138	0	0	36	0	0	304
February 2016	139	18	81	0	0	0	0	3	241
West Carleton									
February 2017	31	2	8	0	0	0	0	1	42
February 2016	27	0	8	0	0	0	0	0	35
Rideau									
February 2017	115	22	28	0	0	12	0	0	177
February 2016	31	0	0	0	0	0	0	0	31
Osgoode									
February 2017	45	0	0	0	0	0	0	0	45
February 2016	42	0	0	0	0	0	0	0	42
Clarence-Rockland City									
February 2017	36	2	4	0	0	0	0	0	42
February 2016	22	0	3	0	0	0	0	20	45
Russell Township									
February 2017	24	14	10	0	0	28	0	0	76
February 2016	22	4	6	0	0	28	0	0	60
Ottawa-Gatineau CMA (Ontario portion)									
February 2017	1,274	178	1,315	0	36	1,939	91	990	5,823
February 2016	1,089	112	1,133	0	20	1,291	27	828	4,500

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
February 2017	99	8	72	0	0	0	0	12	191
February 2016	112	12	110	0	0	44	0	6	284
Ottawa, Vanier, Rockcliffe									
February 2017	4	2	0	0	0	0	0	0	6
February 2016	5	6	10	0	0	8	0	6	35
Nepean inside greenbelt									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
February 2017	16	0	23	0	0	0	0	12	51
February 2016	24	4	10	0	0	0	0	0	38
Gloucester inside greenbelt									
February 2017	0	0	0	0	0	0	0	0	0
February 2016	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
February 2017	5	0	0	0	0	0	0	0	5
February 2016	12	2	28	0	0	36	0	0	78
Kanata									
February 2017	41	0	19	0	0	0	0	0	60
February 2016	33	0	62	0	0	0	0	0	95
Cumberland									
February 2017	12	0	26	0	0	0	0	0	38
February 2016	7	0	0	0	0	0	0	0	7
Goulbourn									
February 2017	8	6	4	0	0	0	0	0	18
February 2016	25	0	0	0	0	0	0	0	25
West Carleton									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	0	0	0	0	0	0	0	0	0
Rideau									
February 2017	7	0	0	0	0	0	0	0	7
February 2016	3	0	0	0	0	0	0	0	3
Osgoode									
February 2017	5	0	0	0	0	0	0	0	5
February 2016	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
February 2017	13	0	0	0	0	0	0	0	13
February 2016	8	0	0	0	0	0	0	0	8
Russell Township									
February 2017	1	0	0	0	0	0	0	0	1
February 2016	0	6	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
February 2017	113	8	72	0	0	0	0	12	205
February 2016	120	18	110	0	0	44	0	6	298

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
February 2017	92	28	141	0	8	465	n/a	n/a	734
February 2016	90	20	155	0	2	694	n/a	n/a	961
Ottawa, Vanier, Rockcliffe									
February 2017	2	14	0	0	2	351	n/a	n/a	369
February 2016	3	3	2	0	2	561	n/a	n/a	571
Nepean inside greenbelt									
February 2017	0	0	0	0	0	46	n/a	n/a	46
February 2016	0	0	0	0	0	62	n/a	n/a	62
Nepean outside greenbelt									
February 2017	13	3	27	0	0	9	n/a	n/a	52
February 2016	17	10	50	0	0	17	n/a	n/a	94
Gloucester inside greenbelt									
February 2017	0	0	0	0	0	3	n/a	n/a	3
February 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
February 2017	25	1	62	0	6	35	n/a	n/a	129
February 2016	25	0	62	0	0	43	n/a	n/a	130
Kanata									
February 2017	20	0	19	0	0	2	n/a	n/a	41
February 2016	24	1	27	0	0	6	n/a	n/a	58
Cumberland									
February 2017	11	3	10	0	0	12	n/a	n/a	36
February 2016	7	0	10	0	0	0	n/a	n/a	17
Goulbourn									
February 2017	16	7	22	0	0	7	n/a	n/a	52
February 2016	14	3	4	0	0	2	n/a	n/a	23
West Carleton									
February 2017	0	0	1	0	0	0	n/a	n/a	1
February 2016	0	2	0	0	0	0	n/a	n/a	2
Rideau									
February 2017	4	0	0	0	0	0	n/a	n/a	4
February 2016	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
February 2017	1	0	0	0	0	0	n/a	n/a	1
February 2016	0	1	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
February 2017	13	0	3	0	0	0	n/a	n/a	16
February 2016	7	0	0	0	0	0	n/a	n/a	7
Russell Township									
February 2017	14	2	1	0	0	2	n/a	n/a	19
February 2016	13	13	4	0	0	5	n/a	n/a	35
Ottawa-Gatineau CMA (Ontario portion)									
February 2017	119	30	145	0	8	467	n/a	n/a	769
February 2016	110	33	159	0	2	699	n/a	n/a	1,003

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
February 2017	104	16	85	0	1	20	n/a	n/a	226
February 2016	116	9	109	0	0	37	n/a	n/a	271
Ottawa, Vanier, Rockcliffe									
February 2017	9	8	0	0	0	11	n/a	n/a	28
February 2016	5	6	10	0	0	4	n/a	n/a	25
Nepean inside greenbelt									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
February 2017	16	1	29	0	0	9	n/a	n/a	55
February 2016	24	3	14	0	0	2	n/a	n/a	43
Gloucester inside greenbelt									
February 2017	0	0	0	0	0	0	n/a	n/a	0
February 2016	1	0	0	0	0	0	n/a	n/a	1
Gloucester outside greenbelt									
February 2017	6	0	7	0	1	0	n/a	n/a	14
February 2016	16	0	28	0	0	30	n/a	n/a	74
Kanata									
February 2017	41	0	17	0	0	0	n/a	n/a	58
February 2016	32	0	55	0	0	0	n/a	n/a	87
Cumberland									
February 2017	12	0	26	0	0	0	n/a	n/a	38
February 2016	9	0	2	0	0	1	n/a	n/a	12
Goulbourn									
February 2017	10	7	6	0	0	0	n/a	n/a	23
February 2016	24	0	0	0	0	0	n/a	n/a	24
West Carleton									
February 2017	1	0	0	0	0	0	n/a	n/a	1
February 2016	0	0	0	0	0	0	n/a	n/a	0
Rideau									
February 2017	4	0	0	0	0	0	n/a	n/a	4
February 2016	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
February 2017	5	0	0	0	0	0	n/a	n/a	5
February 2016	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
February 2017	11	0	0	0	0	0	n/a	n/a	11
February 2016	7	0	0	0	0	0	n/a	n/a	7
Russell Township									
February 2017	1	0	0	0	0	0	n/a	n/a	1
February 2016	2	0	0	0	0	0	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
February 2017	116	16	85	0	1	20	n/a	n/a	238
February 2016	125	9	109	0	0	37	n/a	n/a	280

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Ottawa City	123	47	6	16	126	91	324	9	579	163	**
Ottawa, Vanier, Rockcliffe	6	3	4	14	3	0	221	9	234	26	**
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	40	5	0	0	17	14	0	0	57	19	200.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	19	5	0	0	23	31	0	0	42	36	16.7
Kanata	31	22	0	0	0	12	79	0	110	34	**
Cumberland	2	3	0	0	58	34	12	0	72	37	94.6
Goulbourn	13	5	0	2	25	0	12	0	50	7	**
West Carleton	1	2	0	0	0	0	0	0	1	2	-50.0
Rideau	9	1	2	0	0	0	0	0	11	1	**
Osgoode	1	1	0	0	0	0	0	0	1	1	0.0
Clarence-Rockland City	3	6	0	0	0	0	0	0	3	6	-50.0
Russell Township	0	1	0	0	0	0	0	28	0	29	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	126	54	6	16	126	91	324	37	582	198	193.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	208	108	28	28	207	138	687	228	1,130	502	125.1
Ottawa, Vanier, Rockcliffe	18	10	6	26	3	0	544	148	571	184	**
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	55	13	0	0	39	14	0	0	94	27	**
Gloucester inside greenbelt	0	0	0	0	0	0	22	22	22	22	0.0
Gloucester outside greenbelt	47	13	6	0	37	58	12	12	102	83	22.9
Kanata	40	36	2	0	6	12	79	43	127	91	39.6
Cumberland	3	13	8	0	94	54	12	0	117	67	74.6
Goulbourn	21	10	4	2	28	0	12	3	65	15	**
West Carleton	4	2	0	0	0	0	0	0	4	2	100.0
Rideau	16	6	2	0	0	0	6	0	24	6	**
Osgoode	3	5	0	0	0	0	0	0	3	5	-40.0
Clarence-Rockland City	11	8	0	0	0	3	0	0	11	11	0.0
Russell Township	2	2	0	0	0	0	0	28	2	30	-93.3
Ottawa-Gatineau CMA (Ontario Portion)	221	118	28	28	207	141	687	256	1,143	543	110.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Ottawa City	126	91	0	0	245	0	79	9
Ottawa, Vanier, Rockcliffe	3	0	0	0	221	0	0	9
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	17	14	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	23	31	0	0	0	0	0	0
Kanata	0	12	0	0	0	0	79	0
Cumberland	58	34	0	0	12	0	0	0
Goulbourn	25	0	0	0	12	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	28	0	0
Ottawa-Gatineau CMA (Ontario Portion)	126	91	0	0	245	28	79	9

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	207	138	0	0	583	184	104	44
Ottawa, Vanier, Rockcliffe	3	0	0	0	541	129	3	19
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	39	14	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	37	58	0	0	12	12	0	0
Kanata	6	12	0	0	0	43	79	0
Cumberland	94	54	0	0	12	0	0	0
Goulbourn	28	0	0	0	12	0	0	3
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	6	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	3	0	0	0	0	0	0
Russell Township	0	0	0	0	0	28	0	0
Ottawa-Gatineau CMA (Ontario Portion)	207	141	0	0	583	212	104	44

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Ottawa City	255	148	245	0	79	15	579	163
Ottawa, Vanier, Rockcliffe	13	11	221	0	0	15	234	26
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	57	19	0	0	0	0	57	19
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	36	0	0	0	0	42	36
Kanata	31	34	0	0	79	0	110	34
Cumberland	60	37	12	0	0	0	72	37
Goulbourn	38	7	12	0	0	0	50	7
West Carleton	1	2	0	0	0	0	1	2
Rideau	11	1	0	0	0	0	11	1
Osgoode	1	1	0	0	0	0	1	1
Clarence-Rockland City	3	6	0	0	0	0	3	6
Russell Township	0	1	0	28	0	0	0	29
Ottawa-Gatineau CMA (Ontario Portion)	258	155	245	28	79	15	582	198

Table 2.5: Starts by Submarket and by Intended Market
January - February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	447	256	577	196	106	50	1,130	502
Ottawa, Vanier, Rockcliffe	27	30	541	129	3	25	571	184
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	94	27	0	0	0	0	94	27
Gloucester inside greenbelt	0	0	0	0	22	22	22	22
Gloucester outside greenbelt	88	59	12	24	2	0	102	83
Kanata	48	48	0	43	79	0	127	91
Cumberland	105	67	12	0	0	0	117	67
Goulbourn	53	12	12	0	0	3	65	15
West Carleton	4	2	0	0	0	0	4	2
Rideau	24	6	0	0	0	0	24	6
Osgoode	3	5	0	0	0	0	3	5
Clarence-Rockland City	11	11	0	0	0	0	11	11
Russell Township	2	2	0	28	0	0	2	30
Ottawa-Gatineau CMA (Ontario Portion)	460	269	577	224	106	50	1,143	543

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Ottawa City	99	112	8	12	72	110	12	50	191	284	-32.7
Ottawa, Vanier, Rockcliffe	4	5	2	6	0	10	0	14	6	35	-82.9
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	16	24	0	4	23	10	12	0	51	38	34.2
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	5	12	0	2	0	28	0	36	5	78	-93.6
Kanata	41	33	0	0	19	62	0	0	60	95	-36.8
Cumberland	12	7	0	0	26	0	0	0	38	7	**
Goulbourn	8	25	6	0	4	0	0	0	18	25	-28.0
West Carleton	1	0	0	0	0	0	0	0	1	0	n/a
Rideau	7	3	0	0	0	0	0	0	7	3	133.3
Osgoode	5	1	0	0	0	0	0	0	5	1	**
Clarence-Rockland City	13	8	0	0	0	0	0	0	13	8	62.5
Russell Township	1	0	0	6	0	0	0	0	1	6	-83.3
Ottawa-Gatineau CMA (Ontario Portion)	113	120	8	18	72	110	12	50	205	298	-31.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	213	316	38	20	278	182	50	421	579	939	-38.3
Ottawa, Vanier, Rockcliffe	23	18	12	10	0	10	26	385	61	423	-85.6
Nepean inside greenbelt	3	2	0	0	0	0	0	0	3	2	50.0
Nepean outside greenbelt	40	48	2	8	104	55	24	0	170	111	53.2
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	12	61	2	2	32	42	0	36	46	141	-67.4
Kanata	62	58	0	0	79	75	0	0	141	133	6.0
Cumberland	21	47	4	0	29	0	0	0	54	47	14.9
Goulbourn	25	64	16	0	30	0	0	0	71	64	10.9
West Carleton	5	2	2	0	4	0	0	0	11	2	**
Rideau	8	6	0	0	0	0	0	0	8	6	33.3
Osgoode	14	9	0	0	0	0	0	0	14	9	55.6
Clarence-Rockland City	15	15	0	0	0	0	0	0	15	15	0.0
Russell Township	10	11	2	8	0	0	0	0	12	19	-36.8
Ottawa-Gatineau CMA (Ontario Portion)	238	342	40	28	278	182	50	421	606	973	-37.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Ottawa City	72	110	0	0	0	44	12	6
Ottawa, Vanier, Rockcliffe	0	10	0	0	0	8	0	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	23	10	0	0	0	0	12	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	28	0	0	0	36	0	0
Kanata	19	62	0	0	0	0	0	0
Cumberland	26	0	0	0	0	0	0	0
Goulbourn	4	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	72	110	0	0	0	44	12	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	278	182	0	0	24	409	26	12
Ottawa, Vanier, Rockcliffe	0	10	0	0	12	373	14	12
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	104	55	0	0	12	0	12	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	32	42	0	0	0	36	0	0
Kanata	79	75	0	0	0	0	0	0
Cumberland	29	0	0	0	0	0	0	0
Goulbourn	30	0	0	0	0	0	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	278	182	0	0	24	409	26	12

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Ottawa City	179	234	0	44	12	6	191	284
Ottawa, Vanier, Rockcliffe	6	21	0	8	0	6	6	35
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	39	38	0	0	12	0	51	38
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	5	42	0	36	0	0	5	78
Kanata	60	95	0	0	0	0	60	95
Cumberland	38	7	0	0	0	0	38	7
Goulbourn	18	25	0	0	0	0	18	25
West Carleton	1	0	0	0	0	0	1	0
Rideau	7	3	0	0	0	0	7	3
Osgoode	5	1	0	0	0	0	5	1
Clarence-Rockland City	13	8	0	0	0	0	13	8
Russell Township	1	6	0	0	0	0	1	6
Ottawa-Gatineau CMA (Ontario Portion)	193	248	0	44	12	6	205	298

Table 3.5: Completions by Submarket and by Intended Market
January - February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	519	514	24	409	36	16	579	939
Ottawa, Vanier, Rockcliffe	25	34	12	373	24	16	61	423
Nepean inside greenbelt	3	2	0	0	0	0	3	2
Nepean outside greenbelt	146	111	12	0	12	0	170	111
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	46	105	0	36	0	0	46	141
Kanata	141	133	0	0	0	0	141	133
Cumberland	54	47	0	0	0	0	54	47
Goulbourn	71	64	0	0	0	0	71	64
West Carleton	11	2	0	0	0	0	11	2
Rideau	8	6	0	0	0	0	8	6
Osgoode	14	9	0	0	0	0	14	9
Clarence-Rockland City	15	15	0	0	0	0	15	15
Russell Township	12	19	0	0	0	0	12	19
Ottawa-Gatineau CMA (Ontario Portion)	546	548	24	409	36	16	606	973

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
February 2017	0	0.0	24	28.2	33	38.8	7	8.2	21	24.7	85	-	540,084
February 2016	1	1.1	53	57.0	28	30.1	6	6.5	5	5.4	93	-	-
Year-to-date 2017	0	0.0	54	32.5	54	32.5	20	12.0	38	22.9	166	485,000	534,695
Year-to-date 2016	1	0.4	130	50.6	87	33.9	19	7.4	20	7.8	257	457,500	488,309
Ottawa, Vanier, Rockcliffe													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Nepean inside greenbelt													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
February 2017	0	0.0	4	28.6	4	28.6	2	14.3	4	28.6	14	-	-
February 2016	0	0.0	9	40.9	9	40.9	2	9.1	2	9.1	22	-	-
Year-to-date 2017	0	0.0	14	35.9	13	33.3	3	7.7	9	23.1	39	540,000	547,782
Year-to-date 2016	0	0.0	16	37.2	16	37.2	7	16.3	4	9.3	43	-	-
Gloucester inside greenbelt													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
February 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
February 2016	1	10.0	7	70.0	1	10.0	1	10.0	0	0.0	10	-	-
Year-to-date 2017	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	10	-	-
Year-to-date 2016	1	2.1	31	64.6	9	18.8	4	8.3	3	6.3	48	-	468,570
Kanata													
February 2017	0	0.0	13	32.5	15	37.5	2	5.0	10	25.0	40	-	534,216
February 2016	0	0.0	20	66.7	5	16.7	2	6.7	3	10.0	30	-	-
Year-to-date 2017	0	0.0	20	33.3	17	28.3	7	11.7	16	26.7	60	445,000	538,195
Year-to-date 2016	0	0.0	33	56.9	13	22.4	5	8.6	7	12.1	58	-	-
Cumberland													
February 2017	0	0.0	4	44.4	4	44.4	1	11.1	0	0.0	9	-	420,081
February 2016	0	0.0	4	50.0	4	50.0	0	0.0	0	0.0	8	-	-
Year-to-date 2017	0	0.0	10	55.6	7	38.9	1	5.6	0	0.0	18	-	420,081
Year-to-date 2016	0	0.0	27	61.4	17	38.6	0	0.0	0	0.0	44	-	-
Goulbourn													
February 2017	0	0.0	2	20.0	7	70.0	0	0.0	1	10.0	10	-	468,913
February 2016	0	0.0	13	59.1	9	40.9	0	0.0	0	0.0	22	-	-
Year-to-date 2017	0	0.0	9	34.6	9	34.6	4	15.4	4	15.4	26	545,000	503,876
Year-to-date 2016	0	0.0	23	40.4	31	54.4	2	3.5	1	1.8	57	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Rideau													
February 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
February 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Osgoode													
February 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Clarence-Rockland City													
February 2017	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	-	300,850
February 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	-	300,850
Year-to-date 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Russell Township													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	-	-
Year-to-date 2016	3	33.3	5	55.6	1	11.1	0	0.0	0	0.0	9	-	-
Ottawa-Gatineau CMA (Ontario portion)													
February 2017	6	6.6	24	26.4	33	36.3	7	7.7	21	23.1	91	490,000	524,310
February 2016	2	2.1	55	57.3	28	29.2	6	6.3	5	5.2	96	437,500	457,714
Year-to-date 2017	7	3.8	60	33.0	57	31.3	20	11.0	38	20.9	182	480,000	519,791
Year-to-date 2016	4	1.5	139	51.5	88	32.6	19	7.0	20	7.4	270	450,000	473,200

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2017

Submarket	Feb 2017	Feb 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	540,084	-	n/a	534,695	488,309	9.5
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	547,782	-	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	-	-	n/a	-	468,570	n/a
Kanata	534,216	-	n/a	538,195	-	n/a
Cumberland	420,081	-	n/a	420,081	-	n/a
Goulbourn	468,913	-	n/a	503,876	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	300,850	-	n/a	300,850	-	n/a
Russell Township	-	-	n/a	-	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	524,310	457,714	14.5	519,791	473,200	9.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

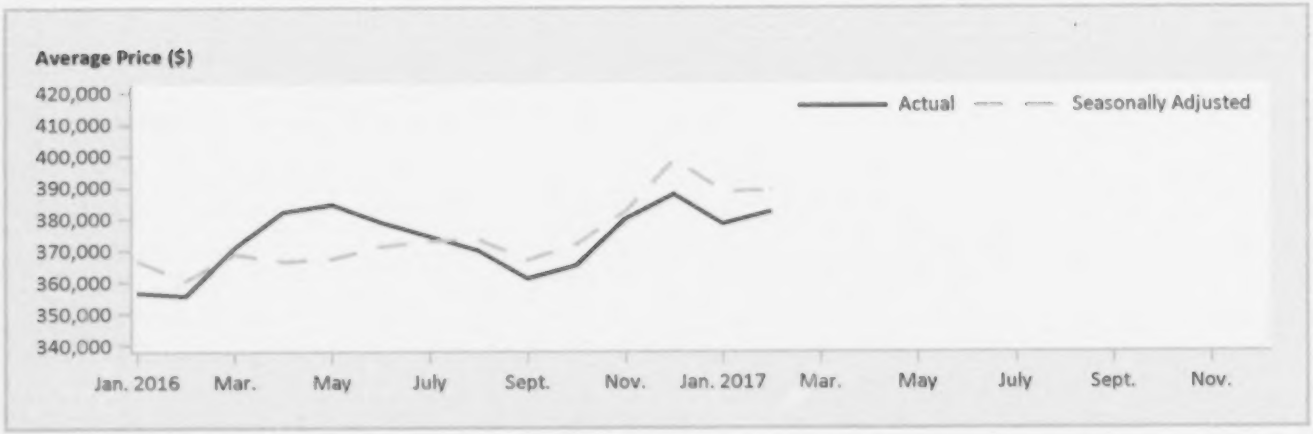


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

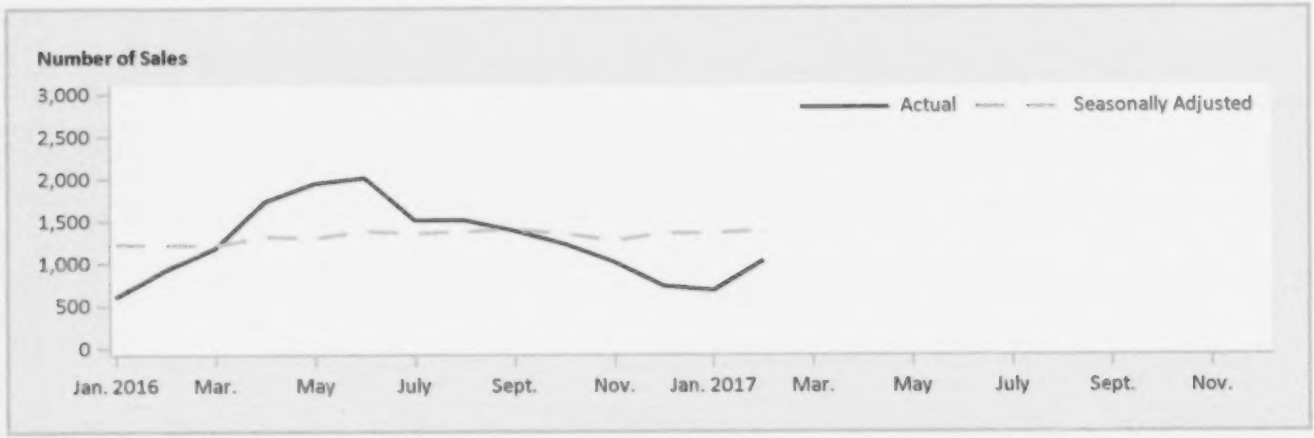


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
February 2017

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	113.7	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	113.7	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	113.6	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	113.5	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	113.8	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	114.0	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	114.0	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	114.0	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	114.0	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	114.3	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	114.6	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	114.9	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64		128.9	550	5.7	69.2	1,094
	February	561	3.14	4.64		129.3	553	5.1	69.1	1,084
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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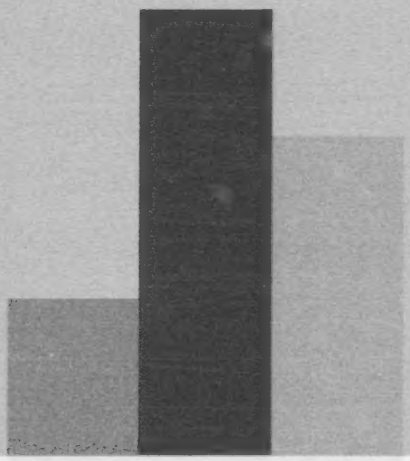

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